



SIGN CLEARANCE

(A) (A)

Community Development Department
250 North 5th Street
Grand Junction, CO 81501
(970) 244-1430

Clearance No. _____
Date Submitted 8-20-04
FEE \$ 25.00
Tax Schedule 2945-114-22-012
Zone C-1

BUSINESS NAME Higher Grounds
STREET ADDRESS 936 North Ave
PROPERTY OWNER Higher Grounds
OWNER ADDRESS 936 North Ave

CONTRACTOR The Sign Gallery
LICENSE NO. 2041068
ADDRESS 1048 Independent A-109
TELEPHONE NO. 241-6400

- 1. FLUSH WALL 2 Square Feet per Linear Foot of Building Facade
- 2. ROOF 2 Square Feet per Linear Foot of Building Facade
- 3. FREE-STANDING 2 Traffic Lanes - 0.75 Square Feet x Street Frontage
4 or more Traffic Lanes - 1.5 Square Feet x Street Frontage
- 4. PROJECTING 0.5 Square Feet per each Linear Foot of Building Facade
- 5. OFF-PREMISE See #3 Spacing Requirements; Not > 300 Square Feet or < 15 Square Feet

Externally Illuminated Internally Illuminated Non-Illuminated

- (1 - 5) Area of Proposed Sign 60 Square Feet
- (1,2,4) Building Facade 112 Linear Feet
- (1 - 4) Street Frontage 75 Linear Feet
- (2,4,5) Height to Top of Sign 25 Feet Clearance to Grade 20 Feet
- (5) Distance from all Existing Off-Premise Signs within 600 Feet _____ Feet

| Existing Signage/Type: | Sq. Ft. |
|------------------------|------------------|
| | |
| | |
| | |
| Total Existing: | <u>0</u> Sq. Ft. |

| ● FOR OFFICE USE ONLY ● | | |
|----------------------------|------------|---------|
| Signage Allowed on Parcel: | | |
| Building | <u>224</u> | Sq. Ft. |
| Free-Standing | <u>112</u> | Sq. Ft. |
| Total Allowed: | <u>224</u> | Sq. Ft. |

COMMENTS: _____

NOTE: No sign may exceed 300 square feet. A separate sign clearance is required for each sign. Attach a sketch of proposed and existing signage including types, dimensions, lettering, abutting streets, alleys, easements, property lines, and locations. **A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT IS REQUIRED.**

Larry Bowler 8-20-04 Misha Mazon 8/23/04
Applicant's Signature Date Community Development Approval Date

(White: Community Development) (Canary: Applicant) (Pink: Building Dept) (Goldenrod: Code Enforcement)